

GB Real Estate Investments, LLC
Licensed Wisconsin Brokerage
Garritt R. Bader
300 N. Van Buren Street, Green Bay, WI 54301
Phone: (813) 500-0296 • E-Mail: gb@gb-re.com
www.gb-re.com

March 14, 2018

VPLE Coordinator
Bureau for Remediation and Redevelopment
Department of Natural Resources
P.O. Box 7921
Madison, WI 53707-7921

Re: VPLE Environmental Insurance Application

Dear Sir or Madam:

Enclosed is my application and payment required to finalize and obtain the VPLE exemption for my property at 1931 Main Street in Green Bay.

Also enclosed are the requested addenda items, including the legal description and chronological uses of the property.

Thanks for your assistance, and please contact me at (813) 500-0296 if there are any questions.

Sincerely,



Garritt R. Bader
Member, Floss Daily, LLC
Property Owner, 1931 Main Street, Green Bay, WI 54301



Notice: As required by ch. NR 754, Wis. Stats., voluntary parties must complete this form and pay an insurance fee in order to obtain the Voluntary Party Liability Exemption (VPLE) under s. 292.15(2)(ae), Stats., for sites where groundwater contamination exceeds enforcement standards and the department determines that natural attenuation will restore groundwater quality. This form must be completed by parties seeking a Certificate of Completion. The form should not be submitted until the voluntary party has completed the environmental investigation and remedial action and the DNR has approved the request for case closure. Personally identifiable information that is submitted to the DNR will become a public record and may be used by the DNR in the administration and enforcement of the hazardous substance spill program in addition to the liability exemption program.

Submit this form and the appropriate insurance fee, as specified in the annual VPLE Insurance Fee Schedule, together to the following address:

VPLE Coordinator
 Bureau for Remediation and Redevelopment
 Department of Natural Resources
 P.O. Box 7921
 Madison, WI 53707-7921

1. Property Information

VPLE Property Name

One Hour Martinizing (Main), 1931 Main Street, Green Bay, WI 54302

BRRTS Activity Numbers (if there are multiple parcels, please list all BRRTS numbers that begin with 06 or 6)

06-05-576806

Street Address

1931 Main Street

City	State	ZIP Code
Green Bay	WI	54301

Size (see fact sheet and fee schedule)

Has the DNR approved the RAP? 1 - 4.99 acres above 5 acres

Indicate which former use category and fee you think would be appropriate for your site using the definitions and information in the fact sheet and fee schedule. Note, however, that the DNR will make the final determination on the form use category and fee.

Former Use Category	Fee
<input type="radio"/> residential <input type="radio"/> heavy industrial <input checked="" type="radio"/> light industrial <input type="radio"/> commercial <input type="radio"/> agricultural	\$12,210.00

Are you seeking Certificates for more than one legally defined parcel of land?

Yes No If yes, how many Certificates of Completion are you requesting?

DNR Region	DNR Project Manager (name)
<input type="radio"/> SER <input type="radio"/> SCR <input type="radio"/> NOR <input checked="" type="radio"/> NER <input type="radio"/> WCR	Keld B. Lauridsen

2. Voluntary Party

Organization / Firm Name	Title
Floss Daily, LLC	Property Owner

Last Name	First	MI	Telephone Number
Bader	Garritt	R	(813) 500-0296

Street Address	Fax Number
300 N. Van Buren Street	

City	State	ZIP Code	E-Mail Address
Green Bay	WI	54301	gb@gb-re.com

2a. Additional Voluntary Parties

Organization / Firm Name	Title
GB Real Estate Investments, LLC	Developer

Last Name	First	MI	Telephone Number
Bader	Garritt	R	(813) 500-0296

Street Address	Fax Number
300 N. Van Buren Street	

City	State	ZIP Code	E-Mail Address
Green Bay	WI	54301	gb@gb-re.com

3. Current Property Owner

Does the voluntary party (listed in #2) currently own the property?
 Yes No *(If No, please list the party who currently owns the property.)*

Organization / Firm Name			Title	
Last Name	First	MI	Telephone Number	
Street Address			Fax Number	
City	State WI	ZIP Code	E-Mail Address	

4. Future Property Owner

Does the current property owner (listed in #3) plan to maintain ownership of the property?
 Yes No Unknown *(If No, please list the party who is expected to own the property after the current owner.)*

Organization / Firm Name			Title	
Last Name	First	MI	Telephone Number	
Street Address			Fax Number	
City	State WI	ZIP Code	E-Mail Address	

Attachments (application will not be considered complete unless all attachments are included)

Please attach:


- the applicable insurance fee made payable to the Wisconsin Department of Natural Resources
- the legal property description of the property or properties receiving the certificate of Completion
- a chronological list of all former uses of the property

Certification

I certify that I have read and am familiar with the information on this form and that the information is true, accurate and complete to the best of my knowledge.

I certify that to the best of my knowledge all the requirements of s. 292.15(2)(ae)1 through 6. Stats., have been met.

I hereby request that the DNR issue a Certificate of Completion for the remedial action completed at the property identified in the application under s. 292.15(2)(ae), Stats.

Voluntary party's Name (type or print) Garritt R. Bader	Title Member, Floss Daily, LLC
Signature 	Date Signed 3-15-18

Any questions regarding this form or the insurance requirements described in ch. NR 754, Wis. Adm. Code., shall be directed to the DNR VPLE site project manager or to the DNR Land Recycling Team Leader at (608) 261-4927. Copies of the Annual VPLE Insurance Fee Schedule can be obtained from the DNR VPLE site project manager or the DNR Land Recycling Team Leader or see our website: <http://dnr.wi.gov/topic/brownfields/vple.html>

EXHIBIT "A"

Legal description

File No.: **2759151**

Policy No.: **2759151**

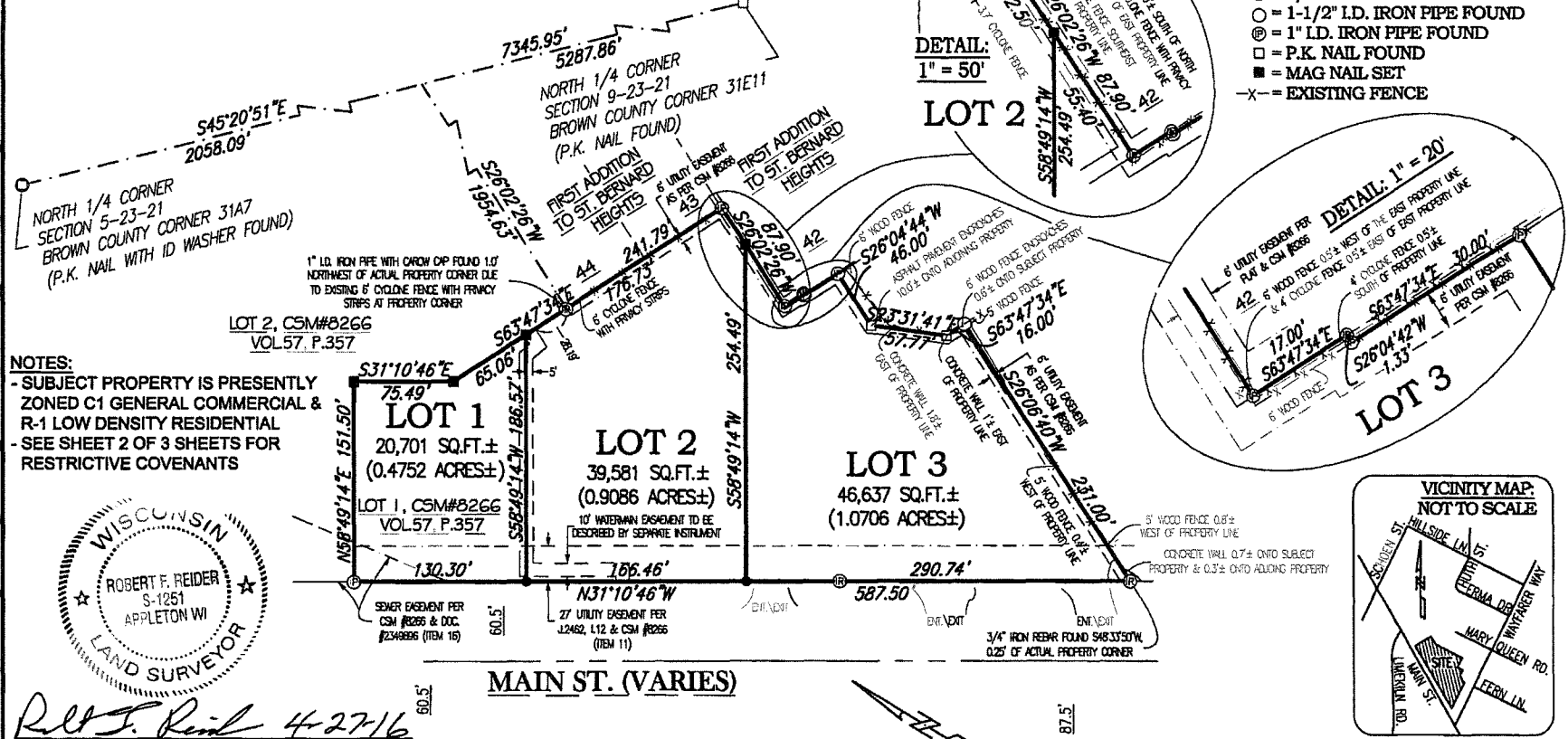
Lot Three (3), Volume 61 Certified Survey Maps, Page 246, Map No. 8669, as Document No. 2745305, said map being all of Lot One (1), Volume 57 Certified Survey Maps, Page 357, Map No. 8266, as Document No. 2602736; said map being all of Lots 1, 2, 3, 4 and Outlot of Volume 5 Certified Survey Maps, Page 189, Map No. 1371, vacated Huth Street and Erma Drive as described in Jacket 17618, Image 15 as Document No. 1267854, vacated Erma Drive as described in Volume 741, Page 247, part of Lots 7 and 8 according to the recorded Plat of Private Claims 3, 4, 5, 6, and 7, East side of Fox River, known as Astor's Subdivision of Private Claims 3-7, all of Lots 5 and 6, Block 2, of Hillside Addition, all of Parcel A of Volume 2 Certified Survey Maps, Page 315, Map No. 508, all of Parcel A of Volume 3 Certified Survey Maps, Page 83, Map No. 728, and part of Lots 43 and 44 of the First Addition to St. Bernard Heights, all in the City of Green Bay, Brown County, Wisconsin.

APN: 21-1323-1 (part of) and Effective 2017) 21-1323-4

⊗ Corresponding CSM also included herein.

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 8266 AS RECORDED IN VOLUME 57 OF CERTIFIED SURVEY MAPS ON PAGE 357 AS DOCUMENT NUMBER 2602736, EAST SIDE OF FOX RIVER, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN.



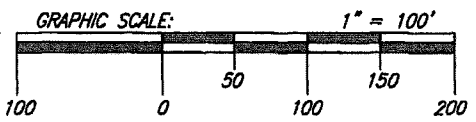
- LEGEND:**
- = 1" X 18" O.D. IRON PIPE WITH CAROW CAP SET, WEIGHING 1.13 LBS. PER LIN. FT.
 - ⊗ = 3/4" IRON REBAR FOUND
 - = 1-1/2" I.D. IRON PIPE FOUND
 - ⊙ = 1" I.D. IRON PIPE FOUND
 - = P.K. NAIL FOUND
 - = MAG NAIL SET
 - X- = EXISTING FENCE

NOTES:
 - SUBJECT PROPERTY IS PRESENTLY ZONED C1 GENERAL COMMERCIAL & R-1 LOW DENSITY RESIDENTIAL
 - SEE SHEET 2 OF 3 SHEETS FOR RESTRICTIVE COVENANTS



Robt F. Reider 4-2716
 ROBERT F. REIDER, PLS-1251 DATED
 CAROW LAND SURVEYING CO., INC.
 615 N. LYNDALE DR., P.O. BOX 1297
 APPLETON, WISCONSIN 54912-1297
 PHONE: (920)731-4168
 A065.13-15 DATED: 10-12-2015
 DRAFTED BY: (cep RDD) REVISED: 4-27-2016

NORTH IS REFERENCED TO THOSE BEARINGS SHOWN ON CERTIFIED SURVEY MAP NUMBER 8266 AS RECORDED IN VOLUME 57 OF CERTIFIED SURVEY MAPS ON PAGE 357, CITY OF GREEN BAY, BROWN COUNTY, WISCONSIN PER THE BROWN COUNTY COORDINATE SYSTEM.



SHEET 1 OF 3 SHEETS

Ⓢ Chronological uses (below)
from Phase I Report

Phase I Environmental Site Assessment
Parcel Number 21-1323-1
1923 – 1935 Main Street
City of Green Bay, Wisconsin
Page 15 of 23

1953 photograph – The south/southeastern portion of the Subject Site appeared to be vacant. One structure, with a U-shaped driveway was located on the northwestern portion of the subject site. Some development was observed west and southeast of the subject site. Main Street (Formerly Main Boulevard South) was constructed and was configured west/southwest of the property, as it is today.

1960 photograph – In the 1960 photograph, a structure, in a similar location of the concrete slab observed during the site reconnaissance, was observed on the west/southwest portion of the property. The smaller structure with a U-shaped driveway was observed on the west/northwestern portion of the property. Steady development was observed surrounding the property.

1967 Photograph – In the 1967 photograph, an addition to the eastern portion of the east/southeastern structure was observed. The smaller structure, with a U-shaped driveway was still present on the west/northwestern portion of the property.

1974 through 2005 photographs – One structure, in the area of the One-Hour Martinizing building was observed on the east/southeastern portion of the property. The west/northwestern portion of the property was vacant. Steady development of residential and commercial properties were observed on surrounding properties.

2014 photograph – On the 2014 photograph, the subject site appeared similar to that observed during the Site Reconnaissance.

Sanborn Maps

Sanborn Fire Insurance Maps are sketches of property usage, structures and fire protection for developed properties produced for the insurance industry. These maps can show the presence of storage tanks, sources of power, heat and other building features. General Engineering attempted to review maps at the Brown County Library. The maps extended just west of the property, and were not available for the subject site.

City of Green Bay Directories

General Engineering reviewed City Directories at the Brown County Public Library, which date back to the early 1900s. The Subject Property was formerly located in the Town of Preble, and annexed into the City of Green Bay in 1964. Addresses prior to annexation reflected the Town of Preble's number system and were located on the former Main Boulevard South. Following annexation, Main Boulevard South was renamed Main Street and the City of Green Bay's address numbering system was implemented. A review of the directories provides information regarding past ownership's or occupancy of the subject property, however, they should not be considered a complete chain of ownership.

CITY DIRECTORIES		
Date(s)	Address	Occupancy
1960	515 Main Boulevard South	Kornowski Garage Repair
1960	519 Main Boulevard South	Wesley Sheet Metal & Heating
1965	151 Main Boulevard South	Kornowski Garage Auto Repair

1965	519 Main Boulevard South	Wesley Sheet Metal & Heating
1965	525 Main Boulevard South	Lindsey Ben & Sons Plumbing
Annexed into City of Green Bay Limits		
1970	1915 Main Street	Bills Repair
1970	1923 Main Street	Wesly Heating and Cooling
1975	1915 Main Street	Vacant
1975	1923 Main Street	Wesly Heating and Cooling
1975	1927 Main Street	Cooperative Education Services
1975	1933 Main Street	State Farm Insurance
1975	1935 Main Street	Vacant
1980	1915 Main Street	NOT LISTED
1980	1923 Main Street	One Hour Martinizing
1980	1927 Main Street	Child Screening
1980	1933 Main Street	State Farm
1980	1935 Main Street	Golf Shack
1985	1923 Main Street	One Hour Martinizing
1985	1927 Main Street	Elain's House of Brides
1985	1933 Main Street	Vacant
1985	1935 Main Street	Double Ds
1990	1923 Main Street	One Hour Martinizing
1990	1927 Main Street	A-One Vacuum Center
1990	1933 Main Street	Sue Ann's Bagels
1990	1935 Main Street	Double D Western Wear
1996	1923 Main Street	One Hr. Martinizing "Cleaners"
1996	1927 Main Street	A-One Vacuum
1996	1933 Main Street	Sue Ann's Bagels
1996	1935 Main Street	Double Ds Western Wear

Building Inspection Department

General Engineering reviewed building inspection files for the addresses of 1915 Main Street, 1923 Main Street, 1927 Main Street, 1933 Main Street and 1935 Main Street. The building inspector indicated that permits filed prior to annexation into the City of Green Bay may be included in these files, but it would be unlikely.

Several permits were reviewed for 1923 through 1935 Main Street. The permits were dated between 1966 and current. The permits were for remodeling, signs, fence issues, and complaints regarding "trash" on the property.

One permit issued to 1915 Main Street, dated 1966 indicated the property was owned by Kornowski Garage. The permit was for an inspection but did not indicate the presence of underground or aboveground storage tanks.